

# Clifton Forge Business Park

Ridgeway Street at Main Street  
Clifton Forge, VA 24422

[Driving Directions](#)

**This property is located in an Enterprise Zone (expires on 12/31/2025).  
This property is located in a Foreign Trade Zone, Hub Zone,  
New Market Tax Credit Zone.**



## Contact Info

Terri McClung  
(540) 862.0936  
[terri@ahedc.com](mailto:terri@ahedc.com)

## Site Specification

Site Area (acres)	20.50	Largest Contiguous Parcel (acres)	10.00
Subdividable	Yes	Zoning	M-2
Range of Sites	1 to 10		

## Utilities

Electric Provider	Dominion Energy Voltage: 440
Natural Gas Provider	Columbia Gas of Virginia Line Size: 6 inches High psi
Water Provider	Alleghany County Line Size 10 inches 3,000,000 gpd
Sewer Provider	Town of Clifton Forge Line Size: 6 inches
Telecommunications Provider	Lumos Networks/Shentel
Broadband Speed Level	<a href="http://www.alleghanyhighlandsbroadband.com/">http://www.alleghanyhighlandsbroadband.com/</a>

## Transportation

Interstate / Distance	I-64 / 1 mile
4-Lane arterial Highway / Distance	US Highway 220 / 0.5 miles
Commercial Airport / Distance	Roanoke-Blacksburg Regional Airport / 45.0 miles
Commercial Airport /Distance	Greenbrier Valley Airport/ 43 minutes/47.6 miles
General Aviation Airport / Distance	Ingalls Field Airport / 37 minutes/15.5 miles
Nearest International Airport	Washington-Dulles/2 hours 54 minutes/203.0 miles
Other International Airport	Raleigh-Durham/3 hours 28 minutes/184.0 miles

## Rail Provider

Norfolk Southern's bulk transfer terminal less than one mile from Interstate 581 and half a mile from US 460 in the Roanoke Region. The bulk transfer terminal will provide customers lacking rail siding with convenient access to bulk merchandise transported via rail car. The bulk transfer terminal is capable of handling a large number of food ingredients, construction materials, metals, and manufacturing inputs.

## Seaport Info

Port of Virginia (Richmond Marine Terminal)	2 hours 28 minutes/172.2 miles
Port of Virginia (Norfolk International Terminal)	3 hours 37 minutes/254.2 miles
Port of Virginia (Portsmouth Marine Terminal)	3 hours 41 minutes/259.0 miles

Port of Virginia (Virginia International Gateway)	3 hours 40 minutes/256.7 miles
Port of Virginia (Inland Port Front Royal)	2 hours 6 minutes/148.8 miles
Port of Virginia (Newport News Marine Terminal)	3 hours 28 minutes/244.9 miles
Other Port of Entry Info	
New River Valley Airport (Virginia TradePort)	1 hour 32 minutes/91.3 miles
Port of Washington – Dulles	3 hours 6 minutes/202.3 miles

**Labor Statistics** \* <https://censusreporter.org/profiles/16000US5117440-clifton-forge-va/>

**Business Ready Site Program Tier**

Business Ready Site Program Tier	2
Estimated Cost Tier 2 to 3	\$ 20,000
Estimated Cost Tier 3 to 4	\$ 35,000
Estimated Cost to Tier 4 to 5	\$ 500,000

Comprehensive Plan Description – Light Manufacturing

**Comments**

nTelos received Recovery Act grant and loan funds to provide broadband fiber to every home and business within its Alleghany Highlands service area.

**REIMBURSEMENTS FOR LOCAL ENTERPRISE ZONE**

Local Incentives

1. Utility Consumer Tax Reduction A payment equal to the amount of a 3-yr. reduction of utility consumer tax for qualifying new businesses. A 70% reduction in year one, 40% reduction for year two and 20% reduction for the third year.
2. Business License Tax Reduction A payment equal to the amount of a 3-yr. reduction of business license taxes for qualifying new businesses. 70%-40%-20% reductions.
3. Real Estate Tax Reduction A payment equal to the amount of a 3-yr. reduction in real estate taxes for qualifying new businesses. 70%-40%-20% reductions.
4. Machinery and Tools Tax Reduction A payment equal to the amount of a 3-yr. reduction in the machinery and tool tax for qualifying new businesses. 70%-40%-20% reductions.
5. Rezoning Fees Reimbursement A payment equal to the amount of the rezoning application fees for qualifying new businesses.
6. Building Permit Fee Reimbursement A payment equal to the amount of the building permit fees for qualifying new businesses.